422

M3/B16
RA
91/33

SOUTH DORCHESTER

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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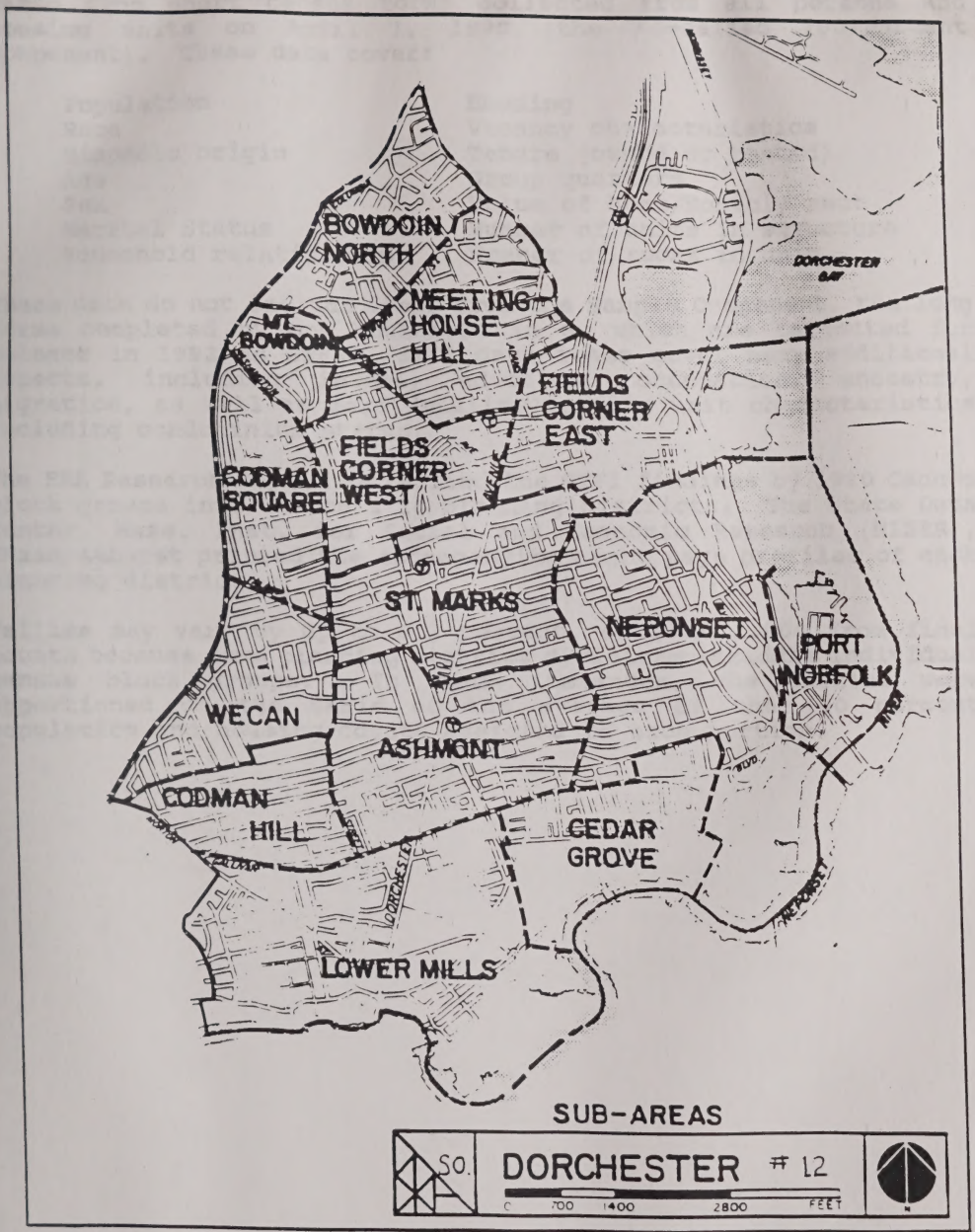
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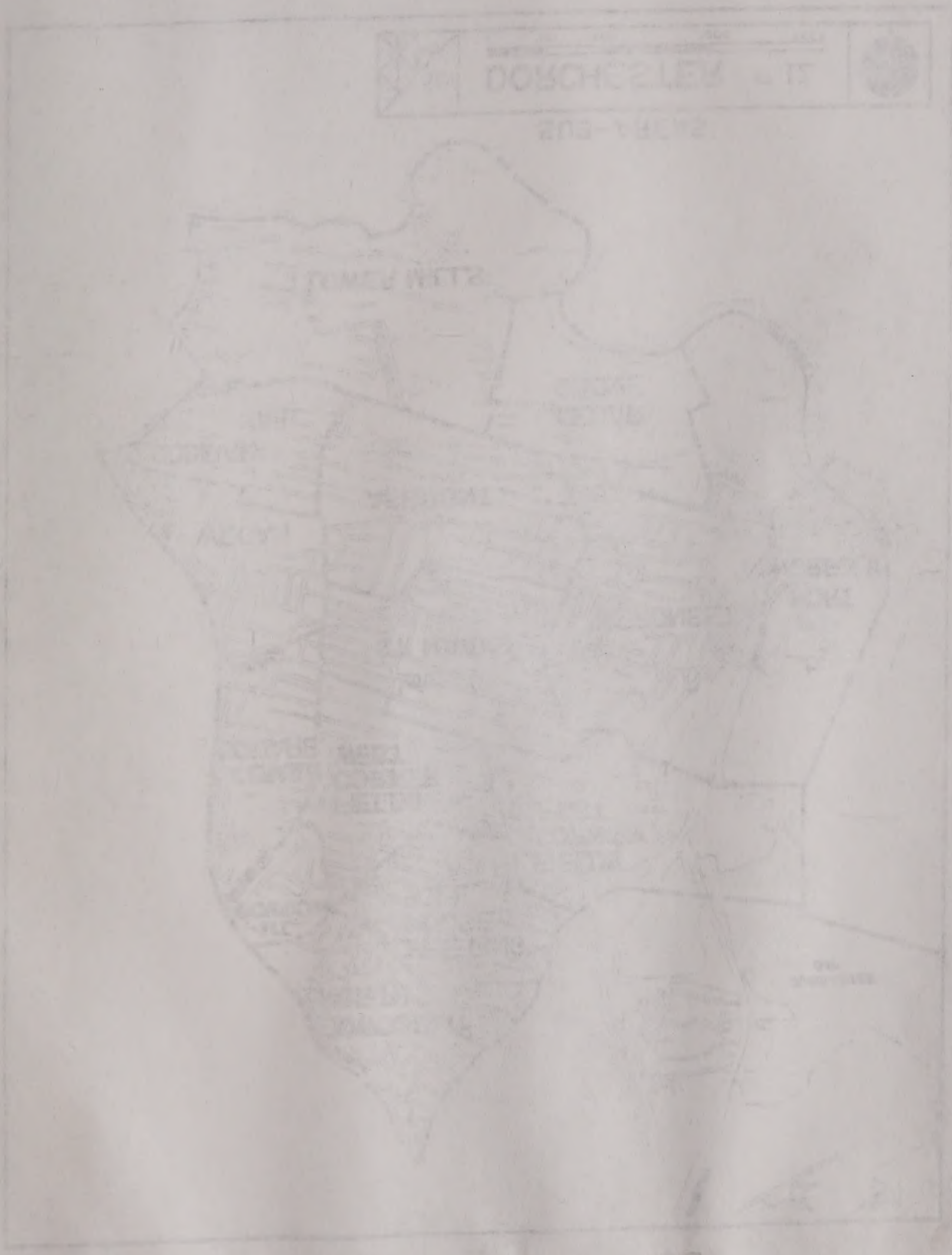


STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

REPORT #91-13
Area Name: Dorchester (South)
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1. Persons/Area/Density

Total Persons	60,641
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex

(Universe: Persons)	Number	PCT
Total	60,641	100.0%
Female	31,932	52.7%
Male	28,709	47.3%

P7. Race

(Universe: Persons)	Number	PCT
Total	60,641	100.0%
White	30,382	50.1%
Black	23,603	38.9%
American Indian, Eskimo, or Aleut	254	0.4%
American Indian	250	0.4%
Eskimo	3	0.0%
Aleut	1	0.0%
Asian or Pacific Isl.	2,072	3.4%
Asian	2,059	3.4%
Chinese	217	0.4%
Filipino	44	0.1%
Japanese	27	0.0%
Asian Indian	158	0.3%
Korean	18	0.0%
Vietnamese	1,442	0.1%
Cambodian	49	0.1%
Hmong	0	0.0%
Laotian	31	0.1%
Thai	5	0.0%
Other Asian	68	0.1%
Pacific Islander	15	0.0%
Polynesian	3	0.0%
Hawaiian	0	0.0%
Samoan	3	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	8	0.0%
Guamanian	8	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	4	0.0%
Other Race	4,330	7.1%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not Of Hispanic Origin Number	Not Of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	60,641	100.0%	54,425	100.0%	6,218	100.0%
White	30,382	50.1%	29,170	53.6%	1,212	19.5%
Black	23,603	38.9%	22,087	40.6%	1,515	24.4%
American Indian, Eskimo or Aleut	254	0.4%	212	0.4%	43	0.7%
Asian or Pacific Islander	2,072	3.4%	2,010	3.7%	64	1.0%
Other Race	4,330	7.1%	947	1.7%	3,384	54.4%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	60,641	100.0%
Not of Hispanic Origin	54,425	89.7%
Hispanic Origin	6,218	10.3%
Mexican	163	0.3%
Puerto Rican	2,714	4.5%
Cuban	110	0.2%
Other Hispanic	3,233	5.3%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	930	100.0%
Persons in Institutions:	586	63.0%
Correctional Insts.	0	0.0%
Nursing Homes	571	61.4%
Mental (Psychiatric) Hospitals	0	0.0%
Juvenile Institutions	11	1.2%
Other Institutions	4	0.4%
Other Persons In Group Qtrs	344	37.0%
College Dormitories	15	1.6%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	107	11.5%
Visible in Street Locales	31	3.3%
Other Non-Institutional Group Quarters	191	20.5%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	28.70	29.80	27.50
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other			
Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	60,641	31,932	28,709
Under 1	903	439	465
1 - 2	2,228	1,125	1,105
3 - 4	2,051	1,061	992
5	953	496	460
6	879	453	427
7 to 9	2,625	1,363	1,264
10 - 11	1,664	833	832
12 - 13	1,596	779	819
14	850	431	420
15	753	389	364
16	808	417	395
17	844	412	432
18	906	462	446
19	892	487	409
20	965	496	468
21	990	529	461
22 - 24	3,488	1,753	1,736
25 - 29	6,304	3,188	3,116
30 - 34	6,204	3,096	3,111
35 - 39	4,855	2,413	2,443
40 - 44	3,726	1,928	1,801
45 - 49	2,937	1,568	1,372
50 - 54	2,407	1,309	1,102
55 - 59	2,171	1,192	980
60 - 61	916	488	432
62 - 64	1,410	801	610
65 - 69	1,944	1,132	814
70 - 74	1,581	963	620
75 - 79	1,184	784	402
80 - 84	850	587	266
85 & over	768	591	177

REPORT #91-14
Area Name: Dorchester (South)
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 60,641 All Females: 31,932 All Males: 28,709

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	30,382	15,904	23,603	12,679	255	133	2,073	953	4,330	2,266
Under 1	355	169	419	206	5	2	29	12	96	50
1 - 2	812	391	1,072	545	10	5	96	56	240	128
3 - 4	708	363	1,012	527	10	7	95	44	228	120
5	336	171	468	255	3	2	47	19	102	49
6	297	162	426	222	4	0	53	24	100	45
7 to 9	854	431	1,341	704	14	5	128	61	290	162
10 - 11	550	292	838	408	15	7	83	37	179	89
12 - 13	524	256	846	415	5	2	70	32	153	74
14	262	128	451	228	11	8	30	12	97	55
15	271	133	364	192	6	4	33	18	79	42
16	291	139	396	214	7	7	26	12	92	45
17	282	140	431	211	6	4	43	17	82	40
18	327	166	440	223	6	5	49	25	86	43
19	334	176	445	247	4	2	31	16	82	46
20	401	202	415	213	4	2	47	25	97	54
21	462	253	400	218	6	2	39	8	83	48
22 - 24	1,711	814	1,344	721	16	7	144	61	274	150
25 - 29	3,281	1,574	2,332	1,291	12	5	236	90	443	228
30 - 34	3,188	1,524	2,338	1,235	19	10	233	113	429	214
35 - 39	2,453	1,114	1,896	1,049	27	14	178	84	302	152
40 - 44	1,825	907	1,519	828	22	12	129	55	234	126
45 - 49	1,493	767	1,194	661	16	8	86	44	151	88
50 - 54	1,280	689	928	524	7	4	69	30	127	62
55 - 59	1,337	712	696	404	3	1	41	22	95	53
60 - 61	628	340	244	122	4	2	7	2	37	22
62 - 64	980	567	372	202	4	0	14	10	41	22
65 - 69	1,459	842	418	249	4	1	23	18	42	22
70 - 74	1,256	772	279	165	2	2	10	3	36	21
75 - 79	1,032	680	126	88	2	2	6	3	20	11
80 - 84	733	503	103	74	1	1	2	2	14	7
85 & over	680	533	74	50	1	1	4	3	9	4
Under 65										
0-4	1,875	923	2,503	1,278	25	14	220	112	564	298
5-17	3,667	1,852	5,561	2,849	71	39	513	232	1,174	601
5-11	2,037	1,056	3,073	1,589	36	14	311	141	671	345
12-14	786	384	1,297	643	16	10	100	44	250	129
15-17	844	412	1,191	617	19	15	102	47	253	127
18-64	19,700	9,805	14,563	7,938	150	74	1,303	585	2,481	1,308
18-44	13,982	6,730	11,129	6,025	116	59	1,086	477	2,030	1,061
45-64	5,718	3,075	3,434	1,913	34	15	217	108	451	247
Other Age Groups										
16+	25,433	13,414	16,390	8,989	173	92	1,417	643	2,776	1,458
18+	24,860	13,135	15,563	8,564	160	81	1,348	614	2,602	1,373
62+	6,140	3,897	1,372	828	14	7	59	39	162	87
65+	5,160	3,330	1,000	626	10	7	45	29	121	65

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	6,218	3,283
Under 1	125	63
1 - 2	356	196
3 - 4	319	176
5	139	69
6	119	54
7 to 9	392	213
10 - 11	251	127
12 - 13	230	106
14	129	67
15	116	61
16	98	45
17	122	59
18	117	61
19	116	68
20	126	69
21	135	74
22 - 24	422	222
25 - 29	636	335
30 - 34	602	313
35 - 39	436	216
40 - 44	358	195
45 - 49	248	136
50 - 54	190	101
55 - 59	139	78
60 - 61	43	24
62 - 64	54	31
65 - 69	75	43
70 - 74	62	39
75 - 79	34	22
80 - 84	25	14
85 & over	12	8
Under 65		
0-4	800	435
5-17	1,596	801
5-11	901	463
12-14	359	173
15-17	336	165
18-64	3,622	1,923
18-44	2,948	1,553
45-64	674	370
Other Age Groups		
16+	4,050	2,153
18+	3,830	2,049
62+	262	157
65+	208	126

Report #91-15
Area Name: Dorchester (South)
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1

Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	60,641
Persons in Households	59,711
Total Households	20,583
Persons Per Household	2.90
Persons In Families	48,703
Total Families	13,887
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	46,896	100.0%	24,961	100.0%	21,935	100.0%
Never Married	21,281	45.4%	10,477	42.0%	10,804	49.3%
Now Married, Except Separated	17,177	36.6%	8,546	34.2%	8,631	39.3%
Separated	1,977	4.2%	1,251	5.0%	726	3.3%
Widowed	3,339	7.1%	2,753	11.0%	586	2.7%
Divorced	3,122	6.7%	1,934	7.7%	1,188	5.4%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	60,641	100.0%
In Households	59,711	98.5%
In Family Households	50,596	83.4%
Householder	13,887	22.9%
Spouse	7,589	12.5%
Child	21,775	35.9%
Natural-Born/Adopted	21,315	35.1%
Step	460	0.8%
Grandchild	1,389	2.3%
Other Relatives	4,066	6.7%
Non-Relatives	1,893	3.1%
In NonFamily Households	9,115	15.0%
Householder Liv. Alone	5,010	8.3%
Householder Not Alone	1,686	2.8%
Non-Relatives	2,419	4.0%
In Group Quarters	930	1.5%
Institutionalized	586	1.0%
Others in Group Quarters	344	0.6%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	16,154	100.0%
In Households	16,091	99.6%
Householder or Spouse	24	0.1%
Own Child	14,002	86.7%
In Married Couple Family	7,680	47.5%
In Other Family	6,322	39.1%
Male Householder, No Wife Present	672	4.2%
Female Householder, No Husband Present	5,650	35.0%
Other Relatives	1,696	10.5%
Non-Relatives	366	2.3%
In Group Quarters	63	0.4%
Institutionalized	11	0.1%
Other persons in Group Quarters	52	0.3%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	6,327	100.0%
In Households	5,812	91.9%
In Family Households	3,743	59.2%
Householder	1,984	31.4%
Spouse	917	14.5%
Other Relative	768	12.1%
Non-Relative	74	1.2%
In NonFamily Households	2,068	32.7%
Male Householder	479	7.6%
Living Alone	437	6.9%
Not Living Alone	42	0.7%
Female Householder	1,504	23.8%
Living Alone	1,450	22.9%
Not Living Alone	54	0.9%
Non-Relatives	85	1.3%
In Group Quarters	515	8.1%
Institutionalized	484	7.6%
Others in Group Quarters	31	0.5%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	16,154*	16,089*	13,999	1,700	366	63	11	52
Under 3 years	3,131	3,105	2,548	485	72	24	0	24
3 to 4 years	2,051	2,040	1,751	249	40	9	0	9
5 years	953	950	836	97	17	2	0	2
6 to 11 years	5,168	5,159	4,592	459	108	11	0	11
12 to 13 years	1,596	1,596	1,438	128	30	1	0	1
14 years	850	846	769	59	18	4	3	1
15 to 17 years	2,405*	2,393*	2,065	223	81	12	8	4
% Under 3 years	19.4%	19.3%	18.2%	28.5%	19.7%	38.1%	0.0%	46.2%
% 3 and 4 years	12.7%	12.7%	12.5%	14.6%	10.9%	14.3%	0.0%	17.3%
% 5 years	5.9%	5.9%	6.0%	5.7%	4.6%	3.2%	0.0%	3.8%
% 6 to 11 years	32.0%	32.1%	32.8%	27.0%	29.5%	17.5%	0.0%	21.2%
% 12 to 13 years	9.9%	9.9%	10.3%	7.5%	8.2%	1.6%	0.0%	1.9%
% 14 years	5.3%	5.3%	5.5%	3.5%	4.9%	6.3%	27.3%	1.9%
% 15 to 17 years	14.9%*	14.9%*	14.8%	13.1%	22.1%	19.0%	72.7%	7.7%

*Includes 24 Householders and Spouses under 18 not shown separately.

Profile 4 - Household Characteristics

Report #91-16
1990 Census of Population and Housing, Summary Tape File 1
Area Name: Dorchester (South)
Area Type: Planning District
State:MA

P16. Household Size and Type (Universe: Households)

	Households
1 Person	5,011
Male Householder	2,135
Female Householder	2,876
2 or More Persons	15,572
Family Households	13,886
Married Couple Family	7,588
With related children	4,098
No related children	3,490
Other Family	6,299
Male Householder,No Wife Pres.	1,274
With related children	488
No related children	786
Female Householder, No Husband present	5,025
With related children	3,258
No related children	1,767
Non-Family Households	1,686
Male Householder	1,021
Female Householder	665

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
Households With:					
1 or more Persons 60 Years & over	6,107	29.7%	2,279	3,667	161
No Persons 60 Years and over	14,477	70.3%	2,730	10,220	1,527
1 or more Persons 65 Years & over	4,628	22.5%	1,886	2,623	119
No Persons 65 Years and over	15,954	77.5%	3,123	11,264	1,567

P27. Household Type and Household Size (Universe: Households)

	---- All Households ---- Total	Pct	Cum.Pct	---- Family ---- Total	Pct	--- NonFamily --- Total	Pct
1 Person	5,010	24.3%	24.3%	N/A	N/A	5,010	74.8%
2 Persons	5,305	25.8%	50.1%	4,078	29.4%	1,227	18.3%
3 Persons	3,766	18.3%	68.4%	3,480	25.1%	286	4.3%
4 Persons	2,889	14.0%	82.4%	2,779	20.0%	110	1.6%
5 Persons	1,839	8.9%	91.4%	1,797	12.9%	42	0.6%
6 Persons	947	4.6%	96.0%	934	6.7%	13	0.2%
7 or more Persons	827	4.0%	100.0%	818	5.9%	9	0.1%
Total Households	20,583	100.0%	----	13,886	100.0%	6,697	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	13,887	100.0%	7,098	100.0%	5,393	100.0%	56	100.0%	401	100.0%	943	100.0%	1,348	100.0%
Married Couple Fam	7,588	54.6%	4,656	65.6%	2,267	42.0%	27	48.2%	209	52.1%	434	46.0%	582	43.2%
With Rela. Child	4,098	29.5%	2,108	29.7%	1,490	27.6%	18	32.1%	159	39.7%	328	34.8%	424	31.5%
No Related Child	3,490	25.1%	2,548	35.9%	777	14.4%	9	16.1%	50	12.5%	106	11.2%	158	11.7%
Other Family	6,299	45.4%	2,442	34.4%	3,126	58.0%	29	51.8%	192	47.9%	509	54.0%	766	56.8%
Male Householder														
No Wife present	1,274	9.2%	602	8.5%	511	9.5%	6	10.7%	61	15.2%	94	10.0%	137	10.2%
With Rela. Child	488	3.5%	132	1.9%	271	5.0%	2	3.6%	26	6.5%	57	6.0%	83	6.2%
No related Child	786	5.7%	470	6.6%	240	4.5%	4	7.1%	35	8.7%	37	3.9%	54	4.0%
Female Householder														
No Husb present	5,025	36.2%	1,840	25.9%	2,615	48.5%	23	41.1%	131	32.7%	415	44.0%	629	46.7%
With Rela. Child	3,258	23.5%	769	10.8%	2,005	37.2%	20	35.7%	104	25.9%	360	38.2%	529	39.2%
No Related Child	1,767	12.7%	1,071	15.1%	610	11.3%	3	5.4%	27	6.7%	55	5.8%	100	7.4%
NonFamily Households	6,697	100.0%	4,961	100.0%	1,490	100.0%	17	100.0%	80	100.0%	150	100.0%	287	100.0%
H.H. Living Alone	5,011	74.8%	3,786	76.3%	1,083	72.7%	13	76.5%	31	38.8%	96	64.0%	175	61.0%
H.H. Not Liv. Alone	1,686	25.2%	1,175	23.7%	407	27.3%	4	23.5%	49	61.3%	54	36.0%	112	39.0%

P18. Age of Household Members By Household Type (Universe: Households)

	With Persons Total	Pct	Under 18	Pct	Without Persons Under 18	Pct
Family Households	13,887	100.0%	7,888	100.0%	5,999	100.0%
Married-Couple Family	7,588	54.6%	4,115	52.2%	3,473	57.9%
Other Family	6,299	45.4%	3,773	47.8%	2,526	42.1%
Male Householder, No Wife Present	1,274	9.2%	499	6.3%	775	12.9%
Female Householder, No Husband Present	5,025	36.2%	3,274	41.5%	1,751	29.2%
NonFamily Households	6,697	100.0%	83	100.0%	6,611	100.0%
Male Householder	3,156	47.1%	48	57.8%	3,107	47.0%
Female Householder	3,541	52.9%	35	42.2%	3,504	53.0%

P26. Household Type (Universe: Households)

All Households	20,584
Households with 1 or More Non-Relatives	3,128
Households with No Non-Relatives	17,456

Report #91-17
Area Name: Dorchester (South)
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	22,364
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	22,364

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	22,364	100.0%
Occupied	20,583	92.0%
Owner Occupied	8,134	36.4%
Renter Occupied	12,449	55.7%
Vacant	1,780	8.0%
For Rent	1,056	4.7%
For Sale Only	161	0.7%
Rented or Sold, Not Occupied	237	1.1%
For Seasonal, Recreational Or Occasional Use	11	0.0%
For Migrant Workers	2	0.0%
Other Vacant	316	1.4%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	119,641	5.35
Occupied	110,849	5.39
Owner Occupied	54,278	6.67
Renter Occupied	56,571	4.54
Vacant	8,792	4.94
For Rent	4,819	4.56
For Sale Only	862	5.35
Rented or Sold/Not Occupied	1,367	5.77
For Seasonal, Recreational Or Occasional Use	62	5.64
For Migrant Workers	10	5.00
Other Vacant	1,673	5.29

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
All Races	20,584	100.0%	8,135	100.0%	12,450	100.0%
White	12,055	58.6%	5,600	68.8%	6,457	51.9%
Black	6,882	33.4%	2,161	26.6%	4,719	37.9%
American Indian Eskimo or Aleut	75	0.4%	22	0.3%	54	0.4%
Asian or Pacific Islander	480	2.3%	130	1.6%	351	2.8%
Other Race	1,092	5.3%	222	2.7%	869	7.0%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin		Hispanic Origin					
	Occupied		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
All Races	18,953	100.0%	1,631	100.0%	325	100.0%	1,308	100.0%
White	11,730	61.9%	325	19.9%	77	23.7%	250	19.1%
Black	6,468	34.1%	414	25.4%	100	30.8%	313	23.9%
Amer.Indian/ Esk./Aleut	67	0.4%	8	0.5%	3	0.9%	5	0.4%
Asian/Pacific Islander	465	2.5%	16	1.0%	4	1.2%	13	1.0%
Other Race	223	1.2%	868	53.2%	141	43.4%	727	55.6%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%
15 to 24 Years	1,107	5.4%	120	1.5%	987	7.9%
25 to 34 Years	5,110	24.8%	1,196	14.7%	3,914	31.4%
35 to 44 Years	4,697	22.8%	1,919	23.6%	2,778	22.3%
45 to 54 Years	3,070	14.9%	1,513	18.6%	1,557	12.5%
55 to 64 Years	2,632	12.8%	1,453	17.9%	1,179	9.5%
65 to 74 Years	2,228	10.8%	1,136	14.0%	1,092	8.8%
75 Years & over	1,739	8.4%	797	9.8%	942	7.6%

Report #91-18
Area Name: Dorchester (South)
State:MA

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%
1 Person	5,010	24.3%	1,598	19.6%	3,411	27.4%
2 Persons	5,305	25.8%	2,129	26.2%	3,177	25.5%
3 Persons	3,767	18.3%	1,441	17.7%	2,325	18.7%
4 Persons	2,889	14.0%	1,252	15.4%	1,636	13.1%
5 Persons	1,840	8.9%	848	10.4%	990	8.0%
6 Persons	947	4.6%	449	5.5%	497	4.0%
7 or more Persons	827	4.0%	419	5.2%	409	3.3%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	59,713	25,363	34,348
Persons per Unit	198.71	213.98	187.44
Percentage of Persons	100.0%	42.5%	57.5%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	11,728	57.0%	5,375	66.1%	6,354	51.0%
0.51 to 1.00	7,275	35.3%	2,425	29.8%	4,852	39.0%
1.01 to 1.50	1,103	5.4%	266	3.3%	837	6.7%
1.51 to 2.00	354	1.7%	52	0.6%	304	2.4%
2.01 or More	121	0.6%	17	0.2%	104	0.8%
Total	20,583	100.0%	8,134	100.0%	12,449	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	390	1.7%
2 Rooms	870	3.9%
3 Rooms	2,205	9.9%
4 Rooms	3,378	15.1%
5 Rooms	6,492	29.0%
6 Rooms	4,610	20.6%
7 Rooms	1,652	7.4%
8 Rooms	987	4.4%
9 or more Rooms	1,781	8.0%
Total	22,364	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	115	6.5%
Not Boarded-Up	1,666	93.6%
Vacant, Usual Home Elsewhere	24	1.3%
All Other Vacant	1,757	98.7%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	1,780	100.0%	1,055	100.0%	160	100.0%	566	100.0%
Less Than 2 Months	323	18.1%	225	21.3%	15	9.4%	83	14.7%
2 to 6 Months	815	45.8%	521	49.4%	80	50.0%	214	37.8%
6 or More Months	643	36.1%	309	29.3%	65	40.6%	269	47.5%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	12,429	100.0%	10,400	100.0%	2,029	100.0%
With Cash Rent	12,239	98.5%	10,268	98.7%	1,971	97.1%
Meals Included in Rent	39	0.3%	31	0.3%	8	0.4%
No Meals Included in Rent	12,200	98.2%	10,237	98.4%	1,963	96.7%
No Cash Rent	190	1.5%	132	1.3%	58	2.9%

Report #91-19
Area Name: Dorchester (South)
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	3,375	100.0%
Less than $15,000	6	0.2%
$ 15,000 to $ 19,999	3	0.1%
$ 20,000 to $ 24,999	2	0.1%
$ 25,000 to $ 29,999	3	0.1%
$ 30,000 to $ 34,999	7	0.2%
$ 35,000 to $ 39,999	7	0.2%
$ 40,000 to $ 44,999	7	0.2%
$ 45,000 to $ 49,999	2	0.1%
$ 50,000 to $ 59,999	18	0.5%
$ 60,000 to $ 74,999	64	1.9%
$ 75,000 to $ 99,999	196	5.8%
$100,000 to $124,999	417	12.4%
$125,000 to $149,999	762	22.6%
$150,000 to $174,999	981	29.1%
$175,000 to $199,999	505	15.0%
$200,000 to $249,999	273	8.1%
$250,000 to $299,999	87	2.6%
$300,000 to $399,999	22	0.7%
$400,000 to $499,999	6	0.2%
$500,000 or more	5	0.1%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	12,431	100.0%
With Cash rent	12,241	98.5%
Less than $100	443	3.6%
$ 100 to $ 149	596	4.8%
$ 150 to $ 199	429	3.5%
$ 200 to $ 249	460	3.7%
$ 250 to $ 299	368	3.0%
$ 300 to $ 349	599	4.8%
$ 350 to $ 399	547	4.4%
$ 400 to $ 449	832	6.7%
$ 450 to $ 499	710	5.7%
$ 500 to $ 549	1,246	10.0%
$ 550 to $ 599	924	7.4%
$ 600 to $ 649	1,460	11.7%
$ 650 to $ 699	1,074	8.6%
$ 700 to $ 749	1,041	8.4%
$ 750 to $ 999	1,367	11.0%
$1,000 or more	142	1.1%
No Cash Rent	190	1.5%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	3,375	$ 528,603,613	$ 156,623
White	2,497	$ 389,484,188	$ 155,981
Black	773	$ 123,689,144	$ 160,012
American Indian, Eskimo or Aleut	5	$ 622,500	$ 124,500
Asian or Pacific Islander	54	$ 8,044,772	$ 148,977
Other Race	43	$ 6,802,884	$ 158,207
Not of Hispanic Origin	3,274	$ 513,526,831	$ 156,850
Hispanic Origin	101	$ 15,106,271	$ 149,567

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$
Median Value	$
Upper Value Quartile	$

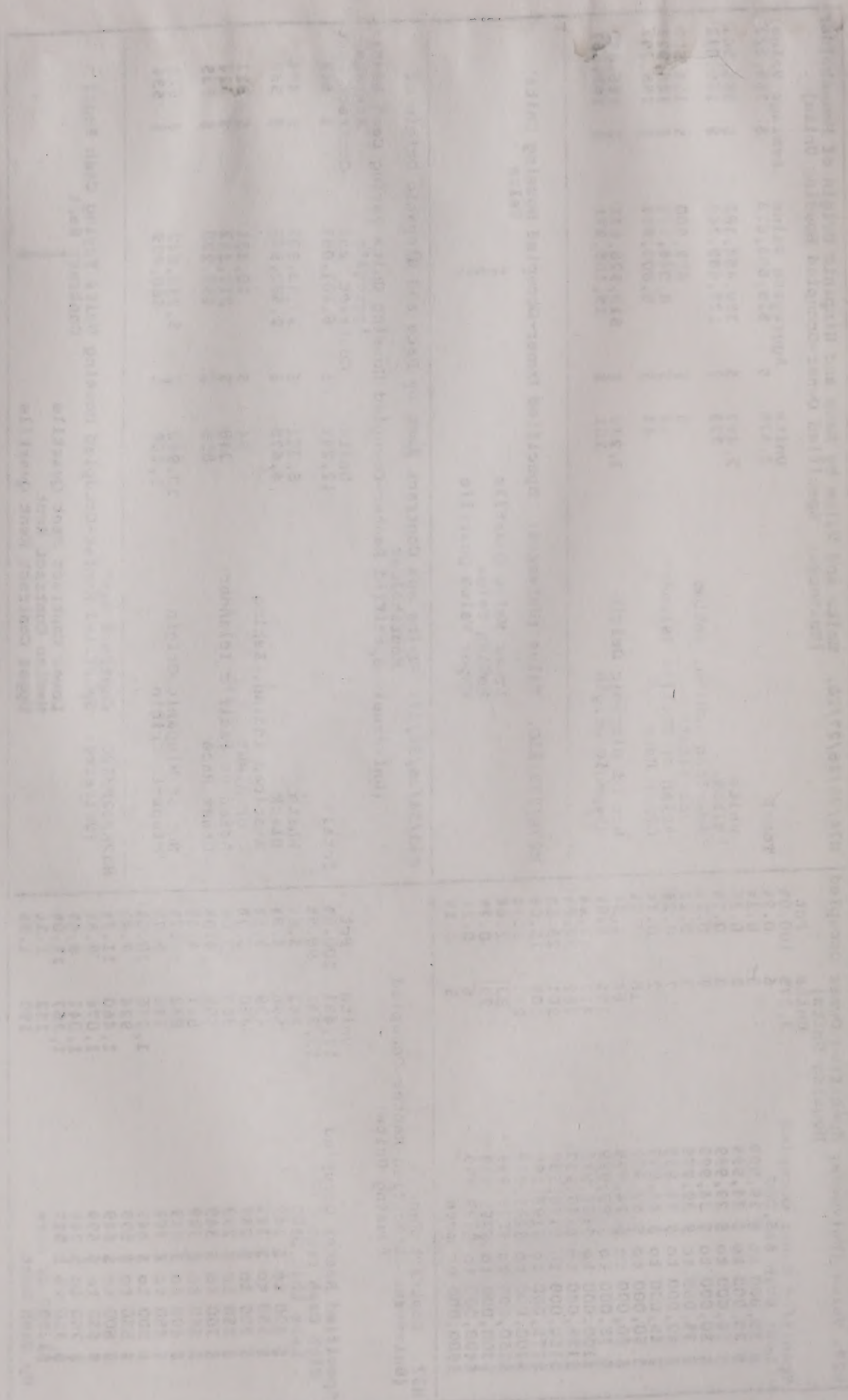
H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	12,241	$ 6,401,051	$ 523
White	6,302	$ 3,113,337	$ 494
Black	4,678	$ 2,582,949	$ 552
American Indian, Eskimo or Aleut	54	$ 28,431	$ 527
Asian or Pacific Islander	348	$ 217,112	$ 624
Other Race	858	$ 459,220	$ 535
Not of Hispanic Origin	10,952	$ 5,712,642	$ 522
Hispanic Origin	1,289	$ 688,409	$ 534

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$
Median Contract Rent	$
Upper Contract Rent Quartile	$

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460



Report #91-20
Area Name: Dorchester (South)
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure
(Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	8,134	$ 1,366,890,038	$ 168,046
Single Unit	3,556	$ 555,858,001	$ 156,316
1, Detached	3,227	$ 506,714,487	$ 157,023
1, Attached	329	$ 49,143,514	$ 149,372
Multi Unit	4,503	$ 797,896,481	$ 177,192
2	2,379	$ 423,330,960	$ 177,945
3 or more	2,124	$ 374,565,521	$ 176,349
Mobile Home or Trailer	3	$ 257,500	$ 85,833
Other	75	$ 12,878,056	$ 171,707

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	38
Specified Vacant For Rent	1,055
All Other Vacants	689

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 5,894,369
Average Price Asked	$ 155,115

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 578,635
Average Rent Asked	$ 548

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	22,364	100.0%	1,780	100.0%	20,583	100.0%	8,134	100.0%	12,449	100.0%
Single Unit	4,450	19.9%	191	10.7%	4,261	20.7%	3,556	43.7%	705	5.7%
1, Detached	3,732	16.7%	135	7.6%	3,600	17.5%	3,227	39.7%	373	3.0%
1, Attached	718	3.2%	56	3.1%	661	3.2%	329	4.0%	332	2.7%
Multi Unit	17,713	79.2%	1,589	89.3%	16,128	78.4%	4,503	55.4%	11,625	93.4%
2	5,342	23.9%	328	18.4%	5,017	24.4%	2,379	29.2%	2,638	21.2%
3 or 4	8,913	39.9%	906	50.9%	8,007	38.9%	1,868	23.0%	6,139	49.3%
5 to 9	1,200	5.4%	134	7.5%	1,065	5.2%	84	1.0%	981	7.9%
10 to 19	831	3.7%	103	5.8%	729	3.5%	96	1.2%	633	5.1%
20 to 49	617	2.8%	76	4.3%	542	2.6%	76	0.9%	466	3.7%
50 or more	810	3.6%	42	2.4%	768	3.7%	0	0.0%	768	6.2%
Mobile Home or Trailer	3	0.0%	0	0.0%	3	0.0%	3	0.0%	0	0.0%
Other	199	0.9%	6	0.3%	193	0.9%	75	0.9%	118	0.9%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	59,713	2.90	25,363	3.12	34,348	2.76
Single Unit	14,031	3.29	11,772	3.31	2,259	3.20
1, Detached	12,089	3.36	10,809	3.35	1,280	3.43
1, Attached	1,942	2.94	963	2.93	979	2.95
Multi Unit	45,119	2.80	13,323	2.96	31,796	2.74
2	14,493	2.89	7,255	3.05	7,238	2.74
3 or 4	24,518	3.06	5,589	2.99	18,929	3.08
5 to 9	2,732	2.57	192	2.29	2,540	2.59
10 to 19	1,529	2.10	162	1.69	1,367	2.16
20 to 49	878	1.62	125	1.64	753	1.62
50 or more	969	1.26	0	*,***.**	969	1.26
Mobile Home or Trailer	9	3.00	9	3.00	0	*,***.**
Other	560	2.90	264	3.52	296	2.51